

Key: 2994

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.562

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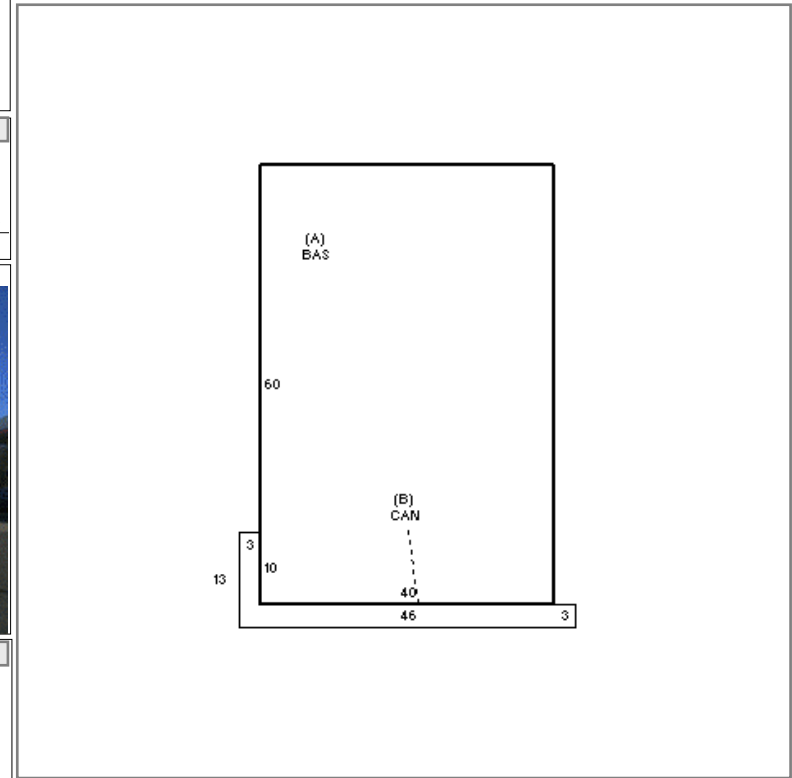
CURRENT OWNER				PARCEL ID				LOCATION			
CUMBERLAND FARMS INC 165 FLANDERS BLVD WESTBOROUGH, MA 01581				67-19-0				1055 WASHINGTON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUMBERLAND FARMS INC				01/06/1976	QS		4128-600				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
3490	01/17/2018	3	ALTERATIONS	800	05/11/2018	RJM	100	100
1847	01/13/2014	60	SITE INSPECT		12/21/2017	RJM	100	100
		3	ALTERATIONS	2,000	05/05/2015	SLB	100	100
		6	CYCL GROWTH		07/25/2013	DF	100	100
835	06/20/2011	3	ALTERATIONS	3,500	07/25/2013	DF	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	20,400	C3	1.00	100	1.00	1.00	201,400	1.82	100	1.00	C3	1.00		171,300

TOTAL	20,400 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N O T E T 11447. B/L FACTORS=INC ADJ. .	LAND	171,300	165,500		
Infl1	FACTOR 100		BUILDING	499,800	481,500		
Infl2	PHY 100		DETACHED	229,200	219,100		
			OTHER	0	0		
				TOTAL	900,300	866,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	E	1.80	10 0.90 6X10	2014	60	364.14	19,700
SP2	E	1.80	10 0.90 6X10	2014	60	364.14	19,700
TN1	G	1.20	10 0.90 3TANK-10000		30,000	3.12	84,200
PM6	G	1.20	10 0.90 PUMPS - MPD		2	27,525.72	49,500
C06	A	1.00	70 0.30		250	18.40	1,400
SIC	V	1.50	10 0.90 24X34		816	69.75	51,200
SHF	V	1.50	10 0.90 8X16		128	30.66	3,500



BUILDING	CD	ADJ	DESC	MEASURE	12/21/2017	RJM
MODEL	5		CIM-5	LIST	12/21/2017	RJM
STYLE	32	1.15	CONVEN. STORE [100%]	REVIEW	12/27/2017	ER
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS
CUMBERLAND FARMS/GULF GAS

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YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	574,469		
NET AREA	2,400	DETAIL ADJ	1.203	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,400	1976	237.77	570,659	CONDITION ELEM CD			
\$NLA(RCN)	\$239	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	B	CAN	N	CANOPY	168		22.68	3,810	EXTERIOR	G		
				ROOF SHAPE	4	FLAT/SHED	0.98									INTERIOR	V		
				ROOF COVER	11	MEMBRANE	1.02									CDN/APP	V		
				FLOOR COVER	4	TILE	0.98												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	9	WARM/COOL AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																	EFF.YR/AGE	2008 / 13	
																	COND	13 13%	
																	FUNC	0	
																	ECON	0	
																	DEPR	13 % GD 87	
																	RCNLD	\$499,800	